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DIV. OF HOUSING
POLICY DEVELOPMENT HCD**COUNTY OF SOLANO**
DEPARTMENT OF RESOURCE MANAGEMENTBuilding & Safety * Environmental Health * Planning

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www.solanocounty.com**FACSIMILE**DATE: 12/28/05 PAGES (INCLUDING COVER): 3PLEASE DELIVER TO: Anda DraghiciHousing Policy AnalystFAX NUMBER: 916 527-2643THESE PAGES TRANSMITTED FROM: Harry EnglebrightORIGINAL TO FOLLOW VIA MAIL: YES X NOMESSAGE: Please call if you have any questions 707 784-3169

158

**WFH Annual Progress Report
On Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Jurisdiction: County of Solano County

Address: Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533

Contact: Harry L. Englebright

Title: Principal Planner

Phone: (707) 784-3169

Report Period: July 1, 2004 To: June 30, 2005

A. Progress in meeting Regional Housing Need

The County has produced the following number of new building permits for residential units by income category during the reporting period.

	Initial RHNA Allocation	# Units Produced from 1/1/99 to 6/30/05	# RHND Units Transferred to Cities	Remaining Unmet Need
Very Low Income	500	10	500	0
Low Income	363	33	362	0
Moderate Income	771	379	542	0
Above Moderate Income	1,085	219	1087	0

The County negotiated the transfer of the County's regional housing needs allocation to the cities of Vacaville, Benicia, Rio Vista and Fairfield. There were no deed restricted affordable housing units constructed.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

The Solano County Housing Element was adopted on October 11, 2005 after the end of this reporting period. The adoption of the Housing Element was delayed due to the extended negotiations with the cities over the transfer of the County's allocation of the

regional housing need determination. Exhibit 1 attached provides a summary of the Housing Programs and Implementation Responsibility. These programs are scheduled to begin implementation during the FY 2005-06 time period after adoption of the Housing Element. A program-by-program status report relative to the implementation schedule for each program including the actions taken to implement each program will be provided in the next annual report.

C. Progress toward mitigating governmental constraints identified in the housing element

The Solano County Housing Element was adopted on October 11, 2005 after the end of this reporting period. The adoption of the Housing Element was delayed due to the extended negotiations with the cities over the transfer of the County's allocation of the regional housing need determination. Exhibit 1, Section E provides a summary of the programs to mitigate governmental and non-governmental constraints on housing. These are scheduled to be implemented during the FY 2005-06 time period. A program-by-program status report relative to the implementation schedule for each program including the actions taken to implement each program will be provided in the next annual report.



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PLEASE DELIVER TO: Andra Draghici

Housing Policy Analyst

FAX NUMBER: 916 427-2643

THESE PAGES TRANSMITTED FROM: Harry Englebright

ORIGINAL TO FOLLOW VIA MAIL: YES X NO

MESSAGE: Please call if you have any questions 707 784-2169

Refaxed. Exhibit 1 was not attached
to first Fax

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Exhibit 1: Summary of Housing Programs and Implementation Responsibility

Housing Conservation and Rehabilitation	Nature of Program	Responsible County Agencies	Program Timeframe
A.1 Financial Assistance - Rehabilitation	Secure and allocate housing financial assistance	Resource Management	FY 2006-07
A.2 Program Partnerships - Rehabilitation	Pursue establishment of joint programs with other agencies and organizations to coordinate efforts and achieve economies of scale.	Resource Management	ongoing
A.3 Housing Assistance Outreach - Rehabilitation Programs	Marketing available assistance programs.	Resource Management, County Housing Authorities, City Redevelopment Agency, Rehabilitation Loan Pool	ongoing
I. Opportunities for Housing Production			
B.1 Countywide Housing Production Coordination	Ensure adequate sites for Regional Housing Needs Allocations	Resource Management	program completed with approval of transfer agreements.
B.2 Companion, Accessory, and Secondary Dwelling Unit Program	Maximize potential to accommodate new housing development on parcels with primary dwelling units; encourage and facilitate production of affordable housing types.	Resource Management	ongoing
B.3 Transfer of Housing Needs Allocations to Cities	Address state requirement to provide for a share of regional housing needs consistent with Orderly Growth Initiative and other County land use policies.	Resource Management	completed with approval of transfer agreements
B.4 Unincorporated Area Housing Sites	Monitor availability of sites to meet outstanding needs	Resource Management	FY 2005-08
Affordable Housing Assistance			
C.1 Financial Assistance - Affordable Housing Production	Secure and allocate housing financial assistance	Resource Management	ongoing
C.2 Regulatory Incentives for Affordable Housing Development	Incentives for affordable housing	Resource Management	FY 2006-07
C.3 Zoning Codes and Development Standards to Encourage and Facilitate Alternative Housing	Facilitate and encourage affordable housing types	Resource Management	FY 2005-06
C.4 Preservation of Existing Assisted Housing Units	Monitor and preserve affordable housing stock	Resource Management	ongoing
C.5 Program Partnerships - Affordable Housing	Pursue establishment of joint programs with other agencies and organizations to coordinate efforts and achieve economies of scale.	Resource Management and Housing Authority	FY2004-07
C.6 Housing Assistance Outreach - Affordable Housing	Marketing available assistance programs.	Resource Management and Housing Authority	ongoing

Exhibit 1: Summary of Housing Programs and Implementation Responsibility, continued

D. Special Housing Needs and Equal Housing Opportunity	Nature of Program	Responsible County Agencies	Program Timeframe
D.1 Financial Assistance - Special Needs Housing	Secure and allocate housing financial assistance	Resource Management, School Districts	ongoing
D.2 Farmworker Housing - Maintenance, Rehabilitation and Production	Address specific special housing needs.	Resource Management and HCD	ongoing
D.3 Sites for Special Needs Housing	Designate sites to accommodate unmet needs.	Resource Management	FY 2005-06
D.4 Program Partnerships - Special Housing Needs and Emergency Shelter	Pursue establishment of joint programs with other agencies and organizations to coordinate efforts and achieve economies of scale.	Resource Management, Health and Social Services, Continuum of Care and Solano Safety Net Consortium - Community Action Agency	ongoing
D.5 Housing Assistance Outreach - Special Housing Needs and Emergency Shelter	Marketing available assistance programs.	Resource Management, Housing Authorities, Redevelopment Agencies	ongoing
E. Governmental and Non-Governmental Constraints on Housing			
E.1 Reasonable Accommodations for Disabled in Housing	Address and, if appropriate, remove barriers to housing.	Resource Management	FY 2005-06
E.2 Solano County Zoning Code Amendments	Amend zoning code to clarify the definition of Family and community care facilities. Agricultural zoning will be amended to include worker quarters	Resource Management	FY 2005-06
F. Housing Location, Density and Timing			
F.1 General Plan Conformity	Coordinate County policies affecting housing.	Resource Management	ongoing
F.2 Housing Element Consistency	Coordinate County policies affecting housing.	Resource Management	ongoing
G. Public Facilities and Services			
G.1 Housing Rehabilitation	Implementation of capital improvements in Homeacres community	Resource Management	FY 2004-06
G.2 School Impact Mitigation Fee Collection	Impact mitigation	Environmental Management	ongoing
H. Environmental Quality			
H.1 Blight Removal	Standards enforcement	Resource Management	FY 2005-07
H.2 Hazard Abatement	Standards enforcement	Resource Management	FY 2005-08
H.3 Architectural Review	Standards enforcement	Resource Management	FY 2005-08
H.4 General Plan Conformity	Procedural	Resource Management	FY 2005-08
I. Energy Conservation			
I.1 Energy Conservation Outreach	Building awareness; marketing available assistance programs.	Resource Management	ongoing
I.2 Standards and Guidelines for Energy Efficiency and Conservation	Building awareness; technical assistance; regulatory requirements.	Resource Management	ongoing